

**118, 20 SIERRA MORENA Mews SW**  
**Calgary, Alberta**

**MLS # A2316285**



**\$324,900**

<b>Division:</b>	Signal Hill		
<b>Type:</b>	Residential/Low Rise (2-4 stories)		
<b>Style:</b>	Apartment-Single Level Unit		
<b>Size:</b>	1,071 sq.ft.	<b>Age:</b>	1997 (29 yrs old)
<b>Beds:</b>	2	<b>Baths:</b>	2
<b>Garage:</b>	Electric Gate, Garage Door Opener, Insulated, Secured, Stall, Titled, Undergr		
<b>Lot Size:</b>	-		
<b>Lot Feat:</b>	-		

<b>Heating:</b>	Baseboard	<b>Water:</b>	-
<b>Floors:</b>	Laminate, Linoleum	<b>Sewer:</b>	-
<b>Roof:</b>	-	<b>Condo Fee:</b>	\$ 562
<b>Basement:</b>	-	<b>LLD:</b>	-
<b>Exterior:</b>	Brick, Vinyl Siding, Wood Frame	<b>Zoning:</b>	M-C2 d186
<b>Foundation:</b>	-	<b>Utilities:</b>	-
<b>Features:</b>	Laminate Counters, Open Floorplan, Pantry, Soaking Tub, Storage		

**Inclusions:** Vertical Blinds, Furniture is Negotiable.

Welcome to The Pavillions of Richmond Hill &mdash; a BEAUTIFULLY MAINTAINED 2-bedroom, 2-bathroom condo offering 1,070 SQ FT of thoughtfully designed living space, TITLED UNDERGROUND PARKING + a PRIME LOCATION in the heart of SIGNAL HILL. Perfect for professionals, downsizers, or buyers seeking a low-maintenance lifestyle, this inviting residence offers generous living spaces, a functional open-concept layout + a location that's hard to beat. Step inside to a spacious foyer that immediately sets the tone for the home &mdash; bright, welcoming + designed for everyday comfort. The thoughtful floorplan unfolds into a LIGHT-FILLED OPEN-CONCEPT LIVING SPACE where large windows + warm flooring create an inviting atmosphere for both relaxing + entertaining. The well-designed kitchen combines functionality + everyday comfort, feat. AMPLE WHITE CABINETRY, GENEROUS COUNTER SPACE, a STAINLESS STEEL REFRIGERATOR + ELECTRIC STOVE, + a convenient PANTRY, all complemented by an efficient layout that maximizes both storage + workflow. Open to both the kitchen + living room, the dining area is perfectly suited for everything from casual weeknight dinners to holiday celebrations, offering a welcoming space to gather w/family + friends. Just beyond, the spacious living room invites you to relax and unwind, feat. LARGE WINDOWS that fill the space w/natural light + a cozy GAS FIREPLACE that creates a warm focal point for quiet evenings at home or entertaining guests throughout the year. Step outside to your LARGE PRIVATE COVERED PATIO &mdash; the perfect spot to enjoy morning coffee, unwind after work or soak in the peaceful surroundings. This is outdoor living made easy. Tucked away for added privacy, the primary suite offers a relaxing escape, complete w/WALK-THROUGH

CLOSETS + an updated 3-PC ENSUITE featuring modern finishes. Generous in size + thoughtfully designed, this inviting retreat is further enhanced by AIR CONDITIONING, ensuring year-round comfort + a cool, restful place to unwind at the end of the day. A spacious 2nd bedroom offers flexibility for guests, family or a home office, while the 4-PC MAIN BATHROOM provides comfort + convenience for everyday living. Adding even more value is the oversized IN-SUITE LAUNDRY ROOM w/extra space for STORAGE, complemented by additional balcony storage for all your seasonal gear and everyday essentials. This well-appointed building also offers secure entry, elevator access, visitor parking + a resident car wash bay, enhancing both comfort and convenience. Located in one of Calgary's most desirable westside communities, you'll enjoy easy access to shopping, restaurants, parks, pathways, schools + transit. Signal Hill offers the perfect balance of convenience, connectivity + established community charm. MOVE-IN READY, BEAUTIFULLY MAINTAINED + PERFECTLY LOCATED &mdash; this exceptional Signal Hill residence offers the perfect blend of comfort, convenience + low-maintenance living. BOOK YOUR PRIVATE SHOWING TODAY.